



## ASSOCIATION NEWSLETTER

July 4, 2012

### **TAGGED VEHICLES TO BE TOWED**

Several vehicles have recently been tagged for having expired registration plates. These vehicles will have until the end of July to bring their vehicles into compliance. These vehicles include:

Green BMW 740 (5ZWLO96)

Turquoise VW Minibus (6DEF016)

If these vehicles belong to you and you need more time, you can park them in your own assigned spaces or store them in the storage yard on the other side of Ellwood School. Otherwise, you will leave the Association no choice but to tow them at the vehicle owner's expense.

### **RESIGNATION RECEIVED; VOLUNTEER NEEDED**

The Board has received and accepted the resignation of Greg Honnold. The Association would like to thank Greg for his help and contribution.

Consequently, there is now an opening on the Board. If you are an owner on title and interested in serving on the Board, please email a short bio paragraph to the Board, at [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com) for consideration. Thank you.

### **WATERPROOFING OF BUILDING FOUNDATION COMPLETED**

The Association would like to thank everyone for their patience and cooperation during the waterproofing of the building foundation.

### **EXTERIOR ALTERATIONS MUST HAVE BOARD'S PRIOR APPROVAL**

Just a reminder, before you alter the exterior of your unit in any shape, size or form, please make sure to the Board's pre-approval. What this entails is to submit a written request with the specific information and then attending a board meeting to present your request.

### **GAS LINES REPLACED BY UNIT OWNERS**

Several owners at Bldg 7624 had recently gotten together and had their gas lines replaced. To save money, they joined efforts and used the same licensed plumber to replace their old gas lines. You may want to consider getting together with your neighbors and do the same.

### **EXTERIOR PAINTING OF BUILDINGS PLANNED**

If all goes well, the Association is planning to repaint the exterior of all the buildings later on this summer. In order to get all exterior surfaces covered with a new coat of paint, all patios and balconies will need to be cleared for the painters. The painting contractor (Affordable Painting) will distribute notices to each unit prior to starting. Currently, the prep work of replacing damaged wood is being done by Seaview Construction.

### **GYM ROOM REMINDERS**

Please be considerate of the shared, gym room space especially during peak hours when several residents may be using the gym at the same time. Given the minimal floor space, please economize on how much room and what equipment you use so everyone can get their workout in! And as always, don't forget to rack

your weights, hit the off buttons on the cardio equipment and fans, and generally straighten up so the next person doesn't have to pick up your mess. Thank you.

### **CALL SHERIFF FOR TRESPASSERS**

If you find trespassers or are suspicious of possible illegal activities, please call the Sheriff immediately by dialing "911". For non-emergencies, you can call 681-4100.

### **MAINTENANCE CONCERNS?**

#### **CALL MANAGEMENT**

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### **ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER**

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### **PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE**

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

### **NEW INFORMATION NEEDED**

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for July 12, 2012, at 6PM, at the Meeting Room, at 7610 Hollister Ave., Goleta. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

**HAPPY 4<sup>TH</sup> OF JULY!!!**

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